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# \* Report ....

RENT SURVEY

Conducted for:
ONTARIO MINISTRY OF HOUSING
TORONTO, Ontario



Prepared by:
Elliott Research Corporation Ltd.,
Toronto, Ontario

# MINISTRY OF HOUSING SUMMARY OF RENT SURVEY

### INTRODUCTION

A telephone survey was conducted with 800 randomly selected apartment dwellers in the Metro Toronto area. The main objective of the survey was to establish the rate of increase in rents over the last 12 months. At the same time other questions regarding apartment living and attitudes toward ownership were examined. Of the 800 households interviewed, 415 experienced rent increases while occupying their present rental unit.

# HIGHLIGHTS OF THE SURVEY

month period was 11.74% and 78.6% of all rent increases were less than 15%.

Rent	Increase		Distribut	ion of	Respondent
0 -	5%	A STATE OF		28.2	
6 -	10%			29.9	
11 -	15%			20.5	
16 -	20%			12.3	
21 -	25%			3.9	
26 -	30%			1.8	
31%+				3.4	
				100.0	

The average rent for a one bedroom apartment in Metro Toronto is \$183.00 and \$219.00 for a two bedroom apartment.

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Government Publications

• Of those respondents who answered questions on income, 70% paid less than 23% of their income on rent.

- 2 .

- Of all households interviewed, 85% are currently on a lease and of these, 52% are on a 2 year lease. Only 40 out of 676 tenants on leases had escalation clauses relating to taxes, hydro, or a fixed yearly increase.
- Notwithstanding current publicity relating to excessive rents, 56% of the respondents considered their rents fairly priced or under priced.
- Opinions on cleanliness, maintenance, and service reliability were rated from very poor to very good on a scale of 1 to 5. The overall average rating in all catagories was at least 4 good.
- Anticipated rent increases are in the area of 14%.
- About 35% of all respondents were living in "adult-only" buildings. However, 43% of all dwelling units were either bachelor or one bedroom apartments. Therefore, of those units suitable for family accommodation, less than 35% are designated "adult-only".

(Cont'd)

- of all respondents, 26.8% indicated an intention to buy their own residence within two years while 31% considered themselves financially unable to purchase their own residence.
- e Respondents living in buildings 10 years or older experienced lower rent increases than respondents living in buildings less than 10 years old.

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# DISTRIBUTION OF RENT INCREASES

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	20	191	183	50		415		

Unit Type	No.	Average Rent
	The state of the s	
bachelor	39	\$139.92
1 bedroom	304	\$182.51
2 bedroom	344	\$218.21
3 bedroom	111	\$261.49

TABLE 3 Rent a	s a Percent of Income	Average Rent
Income Range	Distribution*	as .%. of Average Income
0 - \$ 7500	16%	48.4
7501 - 10000	15%	29.5
10001 - 12500	13%	22.8
12501 - 15000	15%	19.8
15001 - 20000	22%	15.2
20001+	20%	12.3

<sup>\*</sup> Does not include 20% respondents who did not give income information.

# \* Foreword ....

During the period of June 5 to July 24, 1975, Elliott Research Corporation conducted a survey on rents and rental accommodation in the Metropolitan Toronto area.

This study was conducted by the telephone interviewing method with all respondents being selected by name from the Metropolitan Toronto telephone directory, following standard marketing research random sampling procedures.

All respondents were renting their accommodations. However, renters of rooms and houses were not included. Further, all respondents paid their rent to a private landlord as opposed to a government or government agency. In instances where a respondent dwelt in a building governed by rent controls, or a limited dividend building, that respondent was not included in the study.

The following report contains detailed replies to the questions asked together with a copy of the actual questionnaire used in this study.

# TABLE I

Question: What is your present dwelling type? Is it a(n)....

How would you best describe the apartment unit in which you live?

Does this building/complex that you live in contain -

Could you please estimate the age of this building/complex?

	TO	TAL
	No.	Pct.
ALL RESPONDENTS	800	100%
TYPE OF DWELLING:		
Apartment	750	94
Duplex Townhouse complex	21 29	2 4
Townhouse complex	23	7
NO. OF ROOMS:		
Bachelor 1 bedroom	39 304	5 38
2 bedrooms	344	
3 bedrooms	111	
4 bedrooms	2	*
NO. OF UNITS:		
Less than 6 units	58	7
6 units or more	739	
Not sure	3	1
AGE OF BUILDING:		
Less than 6 months	1	*
6 months to 1 year 1 - 3 years	, 14 51	2 6
3 - 5 years	62	8
5 - 10 years	253	32
10 - 20 years	279	35
More than 20 years Don't know	87 53	11 6
	23	0

<sup>\*</sup> Less than 1%

# TABLE II

			WHO %	L NO. HAD A OF REASE
	TOT	AL	IN	RENT
	No.	Pct.	No.	Pct.
ALL RESPONDENTS	800	100%	415	100%
TYPE OF OWELLING:				
Apariment Dunles	750 21	94 2	386 13	93
mentale de la contraction de l	29	4	16	4
AGE OF BUILDING:				
Less than 6 months  the block of year  years  vears  the regres  Mind than 20 years  Don't know age	1 14 51 62 253 279 87 53	* 2 6 8 32 35 11 6	1 17 24 123 169 57 23	* 4 6 30 41 14 5

<sup>\*</sup> Less than 1%

TABLE II (cont'd)

PERCENTAGE OF INCREASE 0-5%	UNIT TYPE	BACHELOR 1 BEDROOM 2 BEDROOM 3 BEDROOM 4 BEDROOM	No. Pct. No. Pct. No. Pct. No. Pct. No. Pct.	11 100% 49 100% 46 100% 10 100% 1 100%		10 91 49 100 43 94 7 70	1 1	1 2 3 30 1 100			1 2 - 1		1 9 1 2 - 1	1 9 1 2 5 11	1 9 13 27 12 % 5 50	4 37 23 47 19 41 2 20 1 100	2 18 8 16 6 13 3 30	2 18 3 6 3 7
ŧ	,	TOTAL	No. Pot.	117 1008		109 93	3	5 4			1 1	1	2 2	7 6	31 26	49 42	19 16	7 8
				ALL RESPONDENTS	TYPE OF DWELLING:	Apartment	Duplex	Townhouse		AGE OF BUILDING:	Less than 6 months	6 months to 1 year	1 - 3 years	3 - 5 years	5 - 10 years	10 - 20 years	More than 20 years	Don't know age

TOTAL   BACHELOR   LBEDROOM   2 BEDROOM   4 BED   124 100%   5 100%   5 100%   5 100%   6 100%   6 100%   6 100%   6 100%	TOTAL   BACHELOR   1 BEDROOM   2 BEDROOM   3 BEDROOM   124   100%   5   100%   5   100%   16   100%   124   100%   5   100%   5   100%   5   100%   16   100%   1				de la company de	Ъ	PERCENTAGE	PAGE OF		INCREASE	6 - 10%	alo		
TOTAL   BACHELOR   1 BEDROOM   2 BEDROOM   4 BED	TOTAL   BACHELOR   1 BEDROOM   2 BEDROOM   4 BED   124   100%   5 100%   5 100%   5 100%   6 100%   6 100%   6 100%   6 100%   6 100%   6 100%   6 100%   6 100%   6 100%   6 100%   6 100%   6 100%   6 100%   6 100%   6 100%   6 100%   6 10%   6				Manual Company of the section of the As-	genia in normal papaghametric co-ridge	Company Space of Street, and the Street, Stree	5		PE				
No. Pet. N	No.   Pact.		T.	OTAL	BACHI	ELOR	1 BEI	OROOM	2 BEI	ROOM	3 BED	ROOM	4 BED	ROOM
months    124   100%   5   100%   53   100%   50   100%   16   100%	124   100\$,   5   100\$,   50   100\$,   16   100\$,   100\$		NO		No.	Pct.	No	Pot.	No.	Pct.		Pct.		Pot.
months    117 94 5 100 52 98 45 90 15 94   1 2 2 4   2   2	months    117 94 5 100 52 98 45 90 15 94	RESPONDENTS	124	-	S	100%	53	100%	50	100%		100%		100%
117   94   5   100   52   98   45   90   15   94     3   3   2   2   4   2     4   3   2   2   3     5   4   1   20   2     7   6   2   4   1     8   1   20     9   45   90   15   94     9   15   12   12     9   15   12     9   15   12     9   15   15     9   15   15     9   15   15     9   15   15     9   15   15     9   15   15     9   15   15     9   15	months    117 94 5 100 52 98 45 90 15 94													
months    117 94 5 100 52 98 45 90 15 94	months    117 94 5 100 52 98 45 90 15 94 -	OF DWELLING:												
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months    1 year	months  I year  S  S  S  S  S  S  S  S  S  S  S  S  S	Duplex	3	m	í	-		2	7	4	i	1	ı	1
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months    year   1 year	months    year													
5       4       1       20       2       4       1       2       1       6         39       31       - <td></td> <td>OF BUILDING:</td> <td></td>		OF BUILDING:												
5     4     1     20     2     4     1     2     1     6       7     6     -     -     1     2     3     6     3     19       39     31     -     -     14     26     18     36     7     44       52     42     3     60     24     45     21     42     4     25       15     12     1     20     10     19     4     8     -     -       6     5     -     -     2     4     3     6     1     6	5     4     1     20     2     4     1     2     1     6     -       7     6     -     -     1     2     3     6     3     19     -       39     31     -     -     14     26     18     36     7     44     -       52     42     3     60     24     45     21     42     4     25     -       15     12     1     20     10     19     4     8     -     -     -       6     5     -     -     2     4     3     6     1     6     -	Less than 6 months	1	1	1	1	î	ı	ŧ	ı	1		ı	i
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7     6     -     -     1     2     3     6     3     19       39     31     -     -     14     26     18     36     7     44       52     42     3     60     24     45     21     42     4     25       15     12     1     20     10     19     4     8     -     -       6     5     -     -     2     4     3     6     1     6	7     6     -     -     1     2     3     6     3     19     -       39     31     -     -     14     26     18     36     7     44     -       52     42     3     60     24     45     21     42     4     25     -       15     12     1     20     10     19     4     8     -     -     -       6     5     -     -     2     4     3     6     1     6     -	1 - 3 years	2	4	-	20	7	4	Н	7		9	i	ı
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		Don't know age	9	5	1	1	2	4	m	9	ri	9	ı	1

TABLE II (cont'd)

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				ALL RESPONDENTS	TYPE OF DWELLING:	Apar	Duplex	Town		AGE OF BUILDING:	Less	6 mo	1	3 - 5 years	5 -	10 -	More	Don
				ALL	TYPE					AGE								

6.

PERCENTAGE OF INCREASE 16 - 20% UNIT TYPE	AL BACHELOR 1 BEDROOM 2 BEDROOM 3 BEDROOM 4 BEDROOM	Pct. No. Pct. No. Pct. No. Pct. No. Pct. No. Pct.	100% 1 100% 20 100% 22 100% 8 100% - 100%		94 1 100 20 100 22 100 5 63		6 3 37				2 1 100	10 2 10 2 9 1 13	1 1 1 1 1	9	31 10 50 6 27	5 2	
	TOTAL	No	ALL RESPONDENTS 51	TYPE OF DWELLING:	Apartment 48	- Duplex	Townhouse 3		AGE OF BUILDING:	Less than 6 months	year	1 - 3 years 5		5 - 10 years 20	10 - 20 years 16	More than 20 years 4	Don't know age 3

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				ALL RESPONDENTS	OF DWE	Apartment	Duplex	Townhouse		AGE OF BUILDING:	Less t	5 mont	1 - 3	3 - 5	2 - 10	10 - 2	More t	Jon't
				ALL R	TYPE					AGE O	-7						~	

		4 BEDROOM	Pct.	100%		1	ı	ı			1	i	1	ı	1	i	1	1
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		BEDROOM	No. Pct.	- 100%		1		1			1	i	1	ı	1	1	1	i
PERCENTAGE OF INCREASE 31% OR MORE		BEDROOM 4	Pct. No	100%		1	ı	ł			å	1		1	ı	1	ı	1
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				ALL RESPONDENTS	TYPE OF DWELLING:	Apar	Duplex	Town		AGE OF BUILDING:	Less	е то	1 -	3 -	5	10 -	More	Don .
				ALL	TYPE					AGE								

# TABLE III

Question: 7

This is a fairly personal question but absolutely necessary for the results to be meaningful. basic rent I mean the rent you pay excluding any extras, such as parking, hydro, cable, etc. Would you please tell me the current basic monthly rent for the unit you are living in? By which you might pay in addition to your basic rent.

	\$15,001 \$20,001. \$20,000. AND OVER	Pct. No. Pct.	100% 109 100%		1	ı	7	H	O	9	6	ന	9	9 8 7	7	6	17	15	15	
		No.	128		H	1	٢	₹'	18	13	Φ	15	5	12	10	14	13	9	Ŋ	m
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	1	. No										9			3			2		
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			ALL RESPONDENTS	PRESENT BASIC RENT:	\$105 125.	\$129 150.	-1	1	-	ı	1	ı	1	1	1	-1	1	\$276 300.	\$305, and over	Refused

				PERCE	PERCENTAGE OF INCOME BEING SPENT ON RENT PER YEAR	INCOM	E BEING	SPENT	ON RENT	PER Y	EAR	
							INCOME	OME				
		\$7	\$7,500.	U)	\$7,501	\$1	\$10,001	\$13	\$12,501	⟨ <b>⟩</b>	\$15,001	
TOTAL		OR	OR UNDER	\$1	\$10,000.	\$1	\$12,500.	\$15	\$15,000.	\$	\$20,000.	
Pct.	اند	No.	Pct.	No.	Pct.	No.	Pct. No	:	Pct. N	No.	No. Pct.	No.
100%		00	100	06	90 100% 82 100% 85 100% 128 100%	82	100%	χ γ	100%	128	100%	109

\$20,001.

	TO	TOTAL	OR	OR UNDER	\$1	\$10,000.	\$1.	\$12,500.	\$15	\$15,000.	\$2(	\$20,000.	AN	AND OVER
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
ALL RESPONDENTS	800	100%	66	100	90	100%	82	100%	85	100%	128	100%	109	100%
PRESENT BASIC RENT:														
\$105 125.		15.2-17.7	3 2	25.2-30.0	2 1	17.1-17.5	1 1	11.1-13.8	ı	1	-	7.2- 9.6	1	1
\$129 150.	43 1	19.5-22.1	15 3	33.0-36.0	8	18.9-21.0	5 14	14.0-18.0	6 11	.9-13.2	1	r	ı	ţ
\$151 160.		18.3-18.7	5	7.2-38.4	5 1	19.2-25.6	1 1	15.4-19.2	5 13	.7-14.1	-1	9.6-12.8		8.1-8.3
\$161 170.		19.7-21.0	15 38	8.7-40.8		23.1-23.8	7 1	17.6-18.4	1	ı		11.6-11.9	Н	7.4-10.2
\$171 180.		20.1-21.0	15 4	41.1-43.2		24.5-25.2		18.5-19.4	5 15	.2-15.9		12.0-12.6	6	9.0- 9.4
\$182 190.		21.2-22.1		43.7-45.6		25.5-26.6	7 19	19.8-20.5		16.1-16.7	13 12	12.7-13.3	9	9.5- 9.9
\$192 200.		22.4-23.2		46.1-48.0		26.9-28.0		20.7-21.5	12 16	.9-17.5	8 13	3.5-14.0		10.0-10.3
\$201 210.		23.7-24.4		49.2-50.4		28.5-29.4		22.0-22.7	5 17	.9-18.5		14.2-14.7		10.6-10.9
\$212 220.		24.9-25.5	3 5.	51.6-52.6		30.1-30.5		22.9-23.7		18.7-19.4		14.9-15.4		11.1-11.4
\$222 230.		26.1-26.8	4 54	54.0-55.2	4 3	31.1-32.2		24.3-24.9		19.7-20.3		15.6-16.1		11.7-11.9
\$232 240.		27.1-27.7		55.6-56.4		32.9-33.6	3 2	25.1-25.9		20.6-20.9		16.5-16.8		12.1-12.5
\$242 250.		28.2-29.1		58.1-60.0		34.1-35.0		26.1-27.0	5 21	.3-22.0	14 17	7.0-17.5		12.7-13.0
\$251 275.		29.5-31.9		0.99-6.09		35.2-38.5		27.6-29.7	7 22	.5-23.8	13 1	7.8-19.3		13.2-14.3
\$276 300.	46 3.	1.3-34.6		9.02-299	1 3	33.1-44.2	2 2	29.9-30.3		24.4-25.7	6 19	9.4-21.0		14.5-15.6
\$305. and over		29.2-37.3	1	1	2 42	2.1-50.1	3 33	3.5-40.5	2 32	.1-35.2	5 22	2.1-24.3		16.2-36.3
Refused	28		-		12		Н		12		m		2	
AVERAGE	23.	23.8-25.5%	47	47.2-49.5%	28	28.6-30.3%	21,	21.9-23.7%	19.	19.3-20.3%	14	14.6-15.7%	11	11.2-13.4%

and low percentage of income figure is reached for each low rent in each rent grouping, and from these two percentages of income a median percentage is reached. This is then repeated for the highest rent in each rent grouping projected into a yearly rent figure. Therefore, the percentages shown are the projected into a yearly figure, by the high and low level in each income grouping. From this a high NOTE: Percentage of income being spent on rent per year is based on the lowest rent in each rent grouping, medians for the highest and lowest annual rents in each rent grouping by the highest and lowest annual income in each income grouping.

11.

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE

	OL.	TOTAL.	BACHELOR	SLOR	1 BEDROOM	ROOM	UNIT TO	BEDROOM	3 BEDROOM	ROOM	4 BEDROOM	ROOM
	71	7707	TOUR	THOIL STATE	1		1	TOOM TO				
	No.	Pot.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
	800	100%	39	100%	304	100%	344	100%	111	100%	2	100%
AVERAGE RENT PAID												
\$117.44	6	٢	4	10	4	1	Н	*	4	ı	ı	ğ
\$132.60	43	5	16	41	19	9	7	2	Н	¥	ŧ	1
\$158.48	29	4	2	S	21	7	9	2	ı	ŧ	1	ŧ
\$167.32	20	9	4	10	38	13	ω	2	í	1	ı	ı
\$176.93	06	11	Н	3	29	22	22	9	ı	f	ı	1
\$186.49	80	10	2	13	48	16	26	œ	m	*	ı	ı
\$192.43	72	6	4	10	30	10	37	11		*	1	1
\$207.55	49	9	ı	F	18	9	29	ω	7	7	ı	1
\$216.71	45	9	ı	1	0	m	35	10	-	*	ı	ì
\$226.73	51	9	1	ı	16	S	29	α	9	Ŋ	1	ı
\$236.39	46	9	ŧ	ı	9	2	34	10	9	N	4	ı
\$247.07	26	7	ł	1	6	3	34	10	13	12	1	1
\$263.42	64	ω	1	ı	4		35	10	25	22	I	ı
\$288.10	46	9	1	ł	4	Н	20	9	21	19	<b>i</b>	20
\$356.00	42	S	ı	1	m	-fk	12	m	26	23	r—I	20
	28	4	m	œ	œ	4	6	m	ω	7	į	ı
\$214.60			\$13	\$139.92	\$182.51	51	\$218	\$218.21	\$26]	\$261.49	\$322	\$322.05

\* Less than 1%

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE (CONT'D)

						BUILDING	ING AGE						
			1 YEAR	, Ed	1-3	3-5	5-10		10-20	20 YE	YEARS	DON'T	E
		TOTAL	& UNDER	ER	YEARS	YEARS	YEARS	i	YEARS	AND	OVER	KNOW	
		No. Pct.	No.	Pct.	No. Pct.	No. Pct.	No. Pct.		No. Pct.	No	Pct.	No.	Pct.
ALL RESPONDENTS		800 100%	15	100%	51 100%	62 100%	253 100%		279 100%	87	100%	53	100%
RENT GROUPING	AVERAGE RENT PAID												
\$105 125.	\$117.44	9 1	ı	}	1	1	1		5 2	2	2	2	4
\$129 150.	\$132.60	43 5	ı	t	2 4	2 3	7	m		14	16	2	4
1	\$158.48	29 4	1	1	1	1 2	0	_	16 6	9	7	4	7
\$161 170.	\$167.32	50 6	1	ł	1 2	1 2		4		14	16	9	11
\$171 180.	\$176.93	90 11	1	ı	3 6	8 13		9		13	15	2	4
1	\$186.49	80 10	2	13	2 4	4 6	32 13	8	30 11	4	5	9	11
ı	\$192.43		2	13	4 8	5 8		œ		∞	0	9	11
ı	\$207.55	49 6	-	7	1 2	01 9	12	LC	18 6	N	9	9	11
1	\$216.71	45 6	1	1	ł			7		7	2	2	4
\$222 230.	\$226.73	51 6	Н	7	7 14			ထ		m	m	H	2
\$232 240.	\$236.39	46 . 6	H	7	4 8	3	21 8	ထ		Н	-	2	4
\$242 250.	\$247.07	56 7	ιΛ	32	4 8	57	27 1	_	5 2	m	4	7	13
\$251 275.	\$263.42	64 8		7	7 13	7 11	25 1(	0	19 7	4	ເນ	Н	2
\$276 300.	\$288.10	46 6	-	7	3 6	6 10	18	7	14 5	2	2	2	4
\$305. and over	\$356.00	42 5	-	7	11 21	7 11	12	5	6 2	2	2	m	9
Refused		28 4	ı	1	2 4	2 3	13	72	6 2	4	ហ	٠ ٦	7

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE (CONT'D)

						BACHELOR			
					В	BUILDING AGE	Į		
		TOTAL	1 YEAR	1-3 YEARS	3-5 YEARS	5-10 YEARS	10-20 YEARS	20 YEARS AND OVER	T'NOM KNOW
		No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.
			2 100%	3 100%	2 100%	8 100%	14 100%	7 100%	3 100%
AVERAG	AVERAGE RENT PAID								
\$11	\$117.44	4 10	1	ı	1	1	1 7	1 14	2 67
\$13	\$132.60	16 41	t t	1 33	2 100	2 25	6 43	5 72	1 (
\$15	\$158.48	2 5	1	í	ı	f I	1 7	i i	T 33
\$16	\$167.32	4 10	1	1	1	1	4 29	ı	1
\$17	\$176.93	П 3	1	1 34	1	ł I	1	ı	l F
\$18	\$186.49	5 13	1 50	1 33	1	3 38	1	l i	1
\$15	\$192.43	4 10	1 50	1	1	. 2 25	1 7	1	1
\$20	\$207.55	1	1	1	1	l'	1	1	1
\$21	\$216.71	1	I I	1	ı	1	1	1	Î
\$22	\$226.73	1	1	1	1	I F	l l	1	9
\$23	\$236.39	1	ı	1	1	l L	1	1	l I
\$24	\$247.07	ı	ı	1	1	î I	1	1	i i
\$26	\$263.42	1	1	1	1	i	i	l L	1
\$28	\$288.10	1	1	1	1	1	1	i i	ì
\$35	\$356.00	ı	1	1	1	F F	1	1	1
		3	i t	ı	1	1 12	1 7	1 14	i i
\$21	\$214.60	\$139.92	\$189.46	\$165.34	\$132.60	\$172.79	\$148.71	\$130.07	\$131.12

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE (CONT'D)

						1 BEDROOM		٠	
					BU	BUILDING AGE			
			1 YEAR	1-3	3-5	5-10	10-20	20 YEARS	TANOC
		TOTAL	& UNDER	YEARS	YEARS	YEARS	YEARS	AND OVER	KNOW
		No. Pct.	No. Pct.	No. Pct.	No. Pct.				
ALL RESPONDENTS		304 100%	6 100%	15 100%	25 100%	86 100%	112 100%		19 100%
RENT GROUPING	AVERACE PENT DATE								
\$105 125.	\$117.44	4	ı	1	1	1			1
\$129 150.	\$132.60	19 6	1	1 7	ł		) (C	ļ	
ı	\$158.48	21 7	i.	1	1	2 2	12 11	2 2	ر د
1	\$167.32	38 13	1	1 7					
ı	\$176.93	67 22	1	2 13	8 32		35 31		
1	\$186.49	48 16	1 17	ı			20 18		3 16
1	\$192.43	30 10	1 17	3 20		11 13		3 7	
f	\$207.55	18 6	1 17	1 7	4 16			2 5	
1	\$216.71	9 3	1	1	!		4 3	1	) L
1	\$226.73	16 5	1 17	4 27	3 12	2 2		7 2	) i
ł	\$236.39	6 2	1 16	1 6				1 1	1
ı	\$247.07	. 8	1 16	1	1			í	1
\$251 275.	\$263.42	4 1	1	1 7	1		-		
\$276 300.	\$288.10	4 1	1		1 4	)	40		
\$305. and over	\$356.00	*	ı	1	1				-
D. C							4		
rerused		8	1	1 6	2 8	3 . 4	1 1	1 3	1
AVERAGE	6214 60	£		6					
	00.4175	\$182.51	\$216.11	\$203.24	\$198.35	\$194.36	\$182.70	\$166.19	\$195.82

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE (CONT'D)

					2 1	2 BEDROOM			
					BUII	BUILDING AGE			
			1 YEAR	1-3	3-5	5-10	10-20	20 YEARS	T' NOO
		TOTAL		YEARS	YEARS	YEARS	YEARS	AND OVER	KNOW
		No. Pct.	No. Pct.	No. Pct.	No. Pct.				
ALL RESPONDENTS		344 100%	6 100%	20 100%	22 100%	118 100%	123 100%	31 100%	24 T00*
RENT GROUPING	AVERAGE RENT PAID						,		ł
\$105 125.	\$117.44	*	1	ı	1	i e	-l c	י ו	1 4
\$129 150.	\$132.60	7 2	l l	1	L	T T		) r	- P
\$151 160.	\$158.48	6 2	1	1	ر 1	l r	<b>n</b> =	) (°	- T
\$161 170.	\$167.32		i I	1	1	c		יו הר	· !
\$171 180.	\$176.93		I I	1 1	1 1	7 (	14 14		2 کا ک
\$182 190.	\$186.49		1	с I				4-	71 7
\$192 200.	\$192.43	-	1	1 2	3 14	1 -	CT 8T	4 TO	
\$201 210.	\$207.55		1	1	2 0			2 0	
\$212 220.	\$216.71		1						
\$222 230.	\$226.73		1		1 0	14 12	י כנ		+ V
\$232 240.	\$236.39	34 10	1						-
\$242 250.	\$247.07	34 10	4 67		3 I4	15 13	n (		
ı	\$263.42	35 10	1 16	3 15		-	ה ה ה		† <
ı	\$288.10	20 6	1 17	3 15	2 9	ω,		l I	
\$305. and over	\$356.00	12 4	1	4 20	1	4 3	ri ri	0	<b>3</b> *
Refused		6	1	1 5	1	5 4	H	2 7	ŧ
AVERAGE	\$214.60	\$218.21	\$256.63	\$269.73	\$232.04	\$234.12	\$212.24	\$199.92	\$214.75

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE (CONT'D)

					3	BEDROOM		-	
			DAY A. Hilley A. His will make particular pa	The second secon	BUJ	BUILDING AGE			
		TOTAL	1 YEAR	1-3 YEARS	3-5 YEARS	5-10	10-20	20 YEARS	T' NOG
		1				CVICTI	I EAKS	AND OVER	MINOW
		No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.
ALL RESPONDENTS		111 100%	1 100%	13 100%	13 100%	40 100%	29 100%	7 100%	8 100%
RENT GROUPING	AVERAGE RENT PAID								
\$105 125.	\$117.44	ł	ı	1	i	ı			
\$129 150.	\$132.60	r-4	1	1	1	1 1	l r	1	1
\$151 160.	\$158.48	1 1	1	1		1 -	٦ ٦	1	1
\$161 170.	\$167.32	1	1	1	ı		1	B	1
\$171 180.	\$176.93	1	1	1	1	1 1	1	ŧ	î
\$182 190.	\$186.49	1 1	ı	1	1	1 1	l r	1	1
\$192 200.	\$192.43	r-	I F	1	1	} !	n T	*	1
\$201 210.	\$207.55	2 2	1	1	1	: I	<b> </b>	1 14	1 ( 1
\$212 220.	\$216.71		î	1	1	1 1	<b>7' -</b>	ı	T 13
\$222 230	\$226.73		1	21 6	0	C	-l (	I I	ı
\$232 240.	\$236.39	) LC	1		O	7 (	7 (	1	
\$242 250.	\$247.07		ļ		I I	ו מי	7 7	1	1 12
1	8063 A0	าย		Σ (				1 14	3 37
-1	1" aacy	n r		3 23			9 3I	2 29	1 13
	0 T 0 T 0		007 7	1	3 23	9 22	7 24	1	7 17
Asos, and over	\$356.00	26 23	1	7 54	7 54		1 4	3 43	) I
Refused		8 7	ı	1	1	0			,
						T T	2 10	1	1 I3
AVERAGE	\$214 60	07 1900		1	1				
	•	65°T076	\$788°TO	\$306.37	\$316.14	\$283.71	\$256.16	\$290.62	\$248.10

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE (CONT'D)

					4 B	4 BEDROOM			
					BUIL	BUILDING AGE			
		TOTAL	1 YEAR & UNDER	1-3 YEARS	3-5 YEARS	5-10 YEARS	10-20 YEARS	20 YEARS AND OVER	DON'T
		No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.
ALL RESPONDENTS		2 100%	- 100%	- 100%	- 100%	- 100%	1 100%	1 100%	- 100%
RENT GROUPING	AVERAGE RENT PAID								
\$105 125.	\$117.44	l l	ŧ	1	1	1	ı	1	l I
\$129 150.	\$132.60	1	1	1	i	1	9	1	1
\$151 160.	\$158.48	1	1	1	i	1	1	1	1
\$161 170.	\$167.32	1	1	i f	ł	1		ı	1
\$171 180.	\$176.93	1	1	1	1	1	ı	8	1
\$182 190.	\$186.49	i	i	i i	1	I I	1	1	1
\$192 200.	\$192.43	1	i	1	1	1	1	1	1
\$201 210.	\$207.55	1	1	i	1	ı	1	1	1
\$212 220.	\$216.71	1	i	ł	1	1	1	1	1
\$222 230.	\$226.73	1	1	1	1	1	1	ŧ	1
\$232 240.	\$236.39	ł	1	ı	I I	l t	1	1	1
\$242 250.	\$247.07	1	1	ı	1	1	1	1	1
\$251 275.	\$263.42	1	1	1	1	1	1	1	1
\$276 300.	\$288.10	1 50	1	1	1	1	1 100	1	0
\$305. and over	\$356.00	1 50	t	i i	1	f I	1	1 100	1
Refused		1	1	1	1	l L	8	1	1
AVERAGE	\$214.60	\$322.05					\$288.10	\$356.00	

# TABLE IV

Question: How much do you pay for parking your car?

Is that indoor or outdoor?

	TO	TAL	
	No.	Pct.	
ALL RESPONDENTS	800	100%	
MONEY PAID FOR PARKING (PER MONTH):			
TOTAL TIME TON TIME THE TOTAL TO THE TOTAL TOTAL TOTAL TOTAL TO THE TOTAL TOTA			
\$3.00 - \$5.00	41	5	
\$5.50 - \$7.00	32	4	
\$7.50 - \$9.00	18	2	
\$10.00	114	14	
\$11.00 - \$12.00	73	9	
\$13.00 - \$15.00	85	11	
\$16.00 - \$20.00	30	4	
\$24.00 and over	. 4	1	
No car	213	27	
Included in rent	89	11	
No parking	16	2	
It's free	6	1	
Refused	59	7	
Not stated	20	2	
Indoor parking	351	60	
Outdoor parking	175	30	
Both	10	2	
Not sure/not stated	51	8	

# TABLE V

Question: Do you pay any extra amounts to the landlord for services? If so, please specify.

What other extras do you pay, e.g. hydro, cable, etc? Please specify.

	TO	TAL
	No.	Pct.
ALL RESPONDENTS	800	100%
Hydro	256	32
Telephone	62	8
Cable	29	4
Heat	15	2
Gas	13	2
Recreation fee	6	1
Painting	2	*
Air conditioning	2	*
Water	1	*
Window cleaning	1	*
Laundry room	1	*
Opening doors	1	*
Grass cutting	1	*
Snow removal	1	*
None	492	62

<sup>\*</sup>Less than 1%

TABLE VI
Question: How long have you been occupying this dwelling?

		TAL
	No.	Pct.
ALL RESPONDENTS	800	100%
Just moved in a couple of weeks ago	7	1
One month	16	2
Two months	3	*
Three months	10	1
Four months	11	1
Five months	6	1
Six months	24	3
Seven months	10	1
Eight months	21	3
Nine months	27	3
Ten months	17	2
Eleven months	6	1
Twelve months/one year	113	14
Thirteen months to a year and a half	87	11
Two years	113	14
Over two years to two and a half years	21	3
Three years	80	10
Four years	60	8
Five years	42	5
Six years	27	3
Seven years	22	3
Eight years	22	3
Nine years	12	2
Ten years or more	43	. 5

# TABLE VII

Question: Are you currently on a lease?

IF "YES": When did you sign your current lease? I.E. how long ago did you sign it?

	TO	TAL
	No.	Pct.
ALL RESPONDENTS	800	100%
Yes, am currently on a lease	676	85
No, am not currently on a lease	124	15
RESPONDENTS WHO ARE CURRENTLY ON A LEASE	676	100%
One month ago	68	10
Two months ago	29	4
Three months ago	25	4
Four months ago	19	3
Five months ago	16	2
Six months ago	32	5
Seven months ago	21	3
Eight months ago	32	5
Nine months ago	45	7
Ten months ago	35	5
Eleven months ago	30	4
One year ago	122	18
Thirteen to fifteen months ago	33	5
Sixteen to eighteen months ago	47	7
Nineteen to twenty-one months ago	17	2
Twenty-two to twenty-three months ago	12	2
Two years ago	65	10
Over two years ago	12	2
Don't know	16	2

# TABLE VIII

Question: What period of time was this lease for when you signed it?

	TO	TAL
	No.	Pct.
RESPONDENTS WHO ARE CURRENTLY ON A LEASE	676	100%
Six months	8	1
One year	304	45
One year and two months	2	*
Two years	347	52
Three years	5	1
Five years	1	*
It was a sub-let	2	*
Never renewed	1	*
Not stated	6	1

<sup>\*</sup> Less than 1%

# TABLE IX

Question: Does this lease contain any escalation clauses?

IF "YES": Please specify.

	TC	TAL	
	No.	Pct.	
RESPONDENTS WHO ARE CURRENTLY ON A LEASE	676	100%	
Yes, lease contains escalation clause	85	13	
No, lease does not contain escalation clause	560	83	
Don't know	31	4	
RESPONDENTS WHOSE LEASE CONTAINS AN ESCALATION CLAUSE	85	100%	
Landlords can increase rent	24	28	
Raised due to increase in taxes	21	-25	
Raise based on yearly basic	16	19	
Raised when new leases are signed	6	7	
\$50. has to be paid when lease is broken	3	4	
Raised due to hydro increase	2	2	
Car parking restricted	2	2	
Certain regulations - keep clean	1	1	
Tenants only (only so many can live in the apartment)	1	1	
A guarantee not to raise the rent for two years	1	1	
Don't know	9	11	

# TABLE X

Question: Have you had any basic rent increases since you moved in?

	T	OTAL
	No.	Pct.
ALL RESPONDENTS	800	100%
Yes, had basic rent increases	439	55
No, have not had basic rent increases	348	43
Don't recall	13	2
RESPONDENTS WHO HAVE HAD BASIC RENT INCREASES	439	100%
Total No. who gave enough information to calculate	47.5	٥٢
percentage of increase	415	95
No. whose % of increase was 30.0% or less	397	96
No. whose % of increase was 30.1% or more	18	4
No. who did not give enough information to calculate % of increase	24	5
Carculate & Of Increase	24	Э
OVERALL AVERAGE		11.74
AVERAGE CALCULATED ON THOSE		
WITH 30.0% INCREASE OR LESS		10.14

# NOTE:

Averages based on information each individual respondent gave as to present rent, how long ago they had a rent change, previous rent and how long they had paid previous rent.

Percentage of increase averages calculated by projecting all rent differences into a yearly rent increase.

### TABLE XI

Question: Were there any changes in services for this latest rent change, e.g. hydro or cable included?

	TO	TAL
	No.	Pct.
RESPONDENTS WHO HAVE HAD BASIC RENT INCREASES	439	100%
Yes, there were changes in services	34	8
No, there were not changes in services	,405	92

RESPONDENTS WHO SAID THERE WERE CHANGES IN SERVICES	34	100%
Hydro included	14	41
Cable included	12	35
Apartment was re-painted	3	9
Parking watched	2	6
Got a new stove and refrigerator	2	6
Rates just increased - cost more	1	3
Cleaner building	1	3
Elevator re-done	1	3
No particular change, just pay them separately		
every two months	1	3

TABLE XII

Question: What will be the term or length of your next lease?

	TO	TAL	
	No.	Pct.	
ALL RESPONDENTS	800	100%	
Six months	2	*	
One year	354	44	
Two years	159	20	
Three years	1	*	
No lease - by month	44	6	
Moving soon	12	2	
Don't know	228	28	

<sup>\*</sup> Less than 1%

If you remain in your present dwelling, what do you anticipate your next basic rent will be? Question:

ĺ	3	í	1
í	2	ι	
ì	5		
i			4
١	-		
1	=		4
ì	9		į
i	-	2	
į	É		

## Pect. No. Pect. No. Pect. No. Pect. No. Pect. No. 1100% 304 1000% 304 1000% 3111		10,1	TOTAL,	BACHELOR	ELOR	1 BE	BEDROOM	UNIT TYPE	BEDROOM	3 BEI	BEDROOM	4 BEI	BEDROOM
RENT  REDIT  REDIT  REDIT  REDIT  REDIT  REDIT  REDIT  REDIT  1 *				Decl	150		TOOMS.	- 1	E CONTO	- 1			
RENT    REMT   RENT   REMT   R		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
HENT  1 *	S	800	100%	39	100%	304	100%	344	100%	111	100%	2	100%
1       *       -	IN NEXT BASIC RENT												
1       *       -	Y RESPONDENT:												
15       2       -       -       8       3       1       4       1         14       2       -       -       -       8       3       3       1       4       4         24       3       1       3       4       1       8       2       1       4       3       3       2       2       1       4       4       1       4       4       3       1       2       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       4       4       1       4       4       1       3       1       1       1       1       1       1       1       1       1       1       1       1       1       1       4<		H	*	1	ŧ	ŧ	ŧ	1	1		H	ŧ	1
15       2       -       -       8       3       3       1       4         14       2       1       3       4       1       8       2       1         24       3       1       3       6       2       13       4       4         22       3       1       3       7       2       8       2       2         27       3       3       3       14       5       4       8       3       1         23       3       2       5       7       2       13       4       1         27       3       2       5       8       3       14       4       3         16       2       1       2       1       4       5       2       3         16       2       1       2       1       4       5       1       1         16       2       1       2       1       3       1       2       1         10       1       -       -       4       1       5       1       1         10       1       -       -       5       1 <td></td> <td>7</td> <td>H</td> <td>Н</td> <td>m</td> <td>က</td> <td>m</td> <td>m</td> <td>r~{</td> <td>ı</td> <td>1</td> <td>ŧ</td> <td>ŧ</td>		7	H	Н	m	က	m	m	r~{	ı	1	ŧ	ŧ
14       2       1       3       4       1       8       2       1         24       3       1       3       6       2       13       4       4         22       3       1       3       7       2       8       2       2         27       3       3       2       5       7       2       13       4       1         27       3       2       5       7       2       13       4       1         27       3       2       5       7       2       13       4       1         19       2       1       2       1       4       3       1         16       2       1       2       1       4       1       4       3         12       2       1       2       1       4       1       5       1       3         12       2       1       2       1       4       1       5       1       3         14       2       1       3       3       3       3       1       2         10       1       1       2       1 <td></td> <td>15</td> <td>7</td> <td>1</td> <td>ı</td> <td>ω</td> <td>က</td> <td>m</td> <td>Н</td> <td>4</td> <td>m</td> <td>1</td> <td>1</td>		15	7	1	ı	ω	က	m	Н	4	m	1	1
24       3       1       3       6       2       13       4       4         22       3       1       3       6       2       13       4       8       2       2         18       2       1       3       1       2       12       4       8       2       2         27       3       3       2       5       7       2       13       4       1       6         23       3       2       5       7       2       13       4       1       6         23       3       2       5       7       2       13       4       1       1       6       2       1 <td></td> <td>14</td> <td>2</td> <td>Н</td> <td>m</td> <td>4</td> <td>٦</td> <td>ω</td> <td>2</td> <td>7</td> <td></td> <td>ŧ</td> <td>i</td>		14	2	Н	m	4	٦	ω	2	7		ŧ	i
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18     2     1     3     7     2     8     2     2       27     3     3     14     5     4     1     6       23     3     2     5     7     2     13     4     1     6       27     3     2     5     7     2     13     4     1     6       19     2     -     -     11     4     5     2     3     1       16     2     1     2     1     4     1     9     3     2       18     2     1     2     1     4     1     9     3     2       12     2     -     -     4     1     9     3     1     3       10     1     -     -     4     1     5     1     3     1     2       10     1     -     -     5     1     3     1     2     1       10     1     -     -     5     1     1     3     1     2       10     1     -     -     5     1     1     3     1     2     1       10     1     -     -<		22	m	ı	1	12	4	œ	2	2	2	1	1
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27     3     2     5     8     3     14     4     3       16     2     1     2     4     1     4     5     2     3       18     2     1     2     1     4     5     1     1       12     2     1     2     1     4     1     5     1     1       14     2     1     3     8     3     3     1     2       10     1     -     -     5     1     1     1       10     1     1     3     1     6     2     2		23	m	7	S	7	2	13	4	H	H	1	1
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28.

						UNIT	TYPE						
	TOTAL	AL	BACHELOR	LOR	1 BE	BEDROOM	2 BEI	BEDROOM	3 BEI	BEDROOM	4 BEL	BEDROOM	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	
ALL RESPONDENTS	800	100%	39	100%	304	100%	344	100%	111	100%	2	100%	ı
21	7	H	1	1	~	p-ref	5	Н	1	1	1	1	
22	9	-	Н	7	2	Н	m	-	1	ł	1	1	
23	9	-	ı	ı	9	2	1	ı	1	1	ı	1	
24	IJ		ŧ	1	4	Н	٦	+k	1	1	ı	1	
25	7	m	ł	1	Н	*	m	Н	3	m	1	ŧ	
26	4	-	ı	ı	~	-	~	ţ	ı	ı	ı	1	
27	4	-	ı	1		l <b>1</b>	7	i —	2	2	ı	ŧ	
28	4	Н	ı	ı	1	ı	2	Н	2	2	1	1	
29	Φ	-	ł	ı	m	Н	2	Н	m	2	ŧ	ı	
30	Н	łk	ı	ı	-	ŧ	7	*	1	ı	ı	ı	
31	2	*		1	-	<b>I</b>	- 1	1	1	ı	ı	ı	
32	4	۲	Н	2	1	1	m	-	1	ı	8	ı	
33	ref	*	8	8	1	ı		<b>-</b> *	ı	ı	ı	ı	
34	m	*	1	1	1	ı	m	H	1	ı	1	t	
35	2	*	1	ł	1	t	2	Н	1	1	ŧ	t	
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41	Н	*	1	ı	ı	1	Н	14	1	1	ŀ	1	
42	-	-k	1	1	ı	ŀ	H	ĸ	ł	ı	ı	ı	
43	2	*	1	1	p-u	H	H	*	ı	1	ı	ì	
45	1	*	1	ı	ž	ı	1	ŧ		H	i	1	
53	H	*	1	1	1	1	t	i	ll	·	ı	1	
Unable to calculate increase as respondents weren't on a lease at present and didn't know if													
	38	5	m	ω	15	ιΩ	10	c	10	0	ı	1	2
Moving	∞	-	ı	ı	m	~	4	H	H	m	1	+	29.
Don't anticipate an increase	13	H	1	1	7	2	4	Н	2	2	1	i	
Don't know	350	44	17	44	119	39	168	49	45	40	1	50	

# TABLE XIV

Question: Do you consider the current rent on this unit -

	TOTAL	
	No. Pct.	
ALL RESPONDENTS	800 100%	-
Over priced	338 42	
Fairly priced	425 53	
Under priced	22 3	
Don't know	15 2	

#### TABLE XV

Question: How would you describe the physical condition of the building in terms of cleanliness, maintenance and service reliability (e.g. heat, elevators, etc.)

		TOTAL
		No. Pct.
ALL RESPONDENTS		800 100%
CLEANLINESS:		
Very good		388 49
Good		201 25
Adequate		141 18
Poor		51 6
Very poor		19 2
	AVERAGE	4.1
MAINTENANCE:		
Very good		354 44
Good		210 26
Adequate		140 18
Poor		71 9
Very poor		. 24 3
Don't know		1 *
	AVERAGE	4.0
SERVICE RELIABILITY:		
Very good		349 44
Good		212 26
Adequate		150 19
Poor		62 8
Very poor		26 3
Don't know		1 *
	AVERAGE	4.0

<sup>\*</sup> Less than 1%

NOTE: Averages were computed by assigning a value of 5 to very good, 4 to good, 3 to adequate, 2 to poor and 1 to very poor.

#### TABLE XVI

Question: Is this building specified as an adult only building? IF "YES": Was it an adult only building when you moved in or has it been converted since you moved in? IF "HAS BEEN CONVERTED: How long ago was it converted?

	TO	TAL
	No.	Pct.
ALL RESPONDENTS	800	100%
Yes, building is specified as 'adult only'	283	35
No, building not specified as 'adult only'	516	65
Don't know	1	*
RESPONDENTS WHO SAID BUILDING IS SPECIFIED		
AS ADULT ONLY	283	100%
Was 'adult only' when respondent moved in	265	94
Has been converted since respondent		
moved in	18	6
RESPONDENTS WHOSE BUILDING HAS BEEN CONVERTED		
SINCE THEY MOVED IN	18	100%
3 months ago	1	6
9 months ago	1	6
1 year ago	5	28
2 years ago	3	17
5 years ago	1	5
At superintendent's discretion with each new tenant	1	5
Don't remember	6	33

<sup>\*</sup> Less than 1%

### TABLE XVII

Question: Do you intend to buy your own residence within the next year or two?

	TOTAL			
	No.	Pct.		
ALL RESPONDENTS	800	100%		
Was intend to how one maidense	224	28		
Yes, intend to buy own residence	224	20		
No, do not intend to buy own residence	554	69		
Don't know - are thinking of it	22	3		

TABLE XVIII

Question: When do you intend to buy your own residence?

1	OVER	Pct.	9001		ł	ı	40	ì	ı	20	1	ı	ı	ı	ı	40
	65 & C	No.	ı		ŧ	ŧ	2	ı	1	ed	ı	ı	ı	ŧ	ı	7
	55-64	Pct.	1000	600	09	20	1	1	1	ı	\$ - <b>1</b>	ı	ı	ı	ı	20
	55-	No.	r		m	Н	ı	t	ı	1	1	1	ı	1	ı	p1
	45-54	Pot.	000		22	11	22	ŧ	11	ı	1	1	1	1	ı	34
	45	No.	o		2	۲	2	1	Н	1	1	1	ŧ	1	1	m
A G E	35-44	Pct.	900		25	25	4	1	Ŋ	4	4	1,	1	1	4	29
1	35-	No.	20	17	9	9	Н	ı	Н	m	H	ı	i	1	Н	7
	25-34	Pct.	9001		28	16	11	11	r2	4	4	4	2	2	ı	13
	25-	No.	107		30	17	12	12	7	5	4	4	2	7	1	14
	18-24	Pct.	900		23	40	7	7	7	ı	2	m	2	ı	1	o .
	18	No.	~	2	10	17	m	m	m	1	Н	H		1	ı	4
	TOTAL	Pct.	900		26	23	10	ω	5	m	m :	m	r-d	H	*	17
	TO	No.	224	177	59	52	23	17	10	7	7	9	m	2	Н	37
			RESPONDENTS WHO INTEND TO BUY	TOWN OWN WHITE	Within the next year/one year	Within the next two years/two years	Soon/near future	Already bought - moving soon	Longer than two years	Four to six months	As soon as we get the money	About one and a half years	One to three months	Eight to nine months	One week	Don't know/not sure

TABLE XVIII (cont'd)

\* Less than 1%

# TABLE XIX

Question: What kind will you buy at that time?

	TO	TAL	
	No.	Pct.	
RESPONDENTS WHO INTEND TO BUY THEIR OWN RESIDENCE	224	100%	
Single family house	150	67	
Townhouse	24	11	
Condominium	22	10	
Semi-detached	7	3	
Cottage/country house	3	1	
Rebuilding old house	2	1	
Refused/don't know	17	8	

### TABLE XX

Question: IF RESPONDENT DOES NOT INTEND TO BUY OWN RESIDENCE:

Why is it that you do not intend to buy your own residence within the next one or two years?

	TO	TAL
	No.	Pct.
RESPONDENTS WHO DO NOT INTEND TO BUY THEIR OWN RESIDENCE	554	100%
Too much money/houses cost too much/unable financially	249	45
I'm too old/a senior citizen/retired	96	17
No need/desire for a house - prefer apartments	45	8
Can't afford the downpayment	39	7
I'm single	35	6
Have already had a home and sold it	29	5
Moving out of town/may move out of town	24	4
Mortgage rates are too high	14	3
Have no family yet	7	1
I'm a student/becoming a student	4	1
Not in the market for a home	4	1
It's cheaper to rent an apartment	3	1
Already have property/a home outside Toronto	3	1
Would rather invest my money somewhere else	2	*
Not settled down yet	1	*
No particular reason/don't know	12	2

<sup>\*</sup> Less than 1%

12.4-18.0%

## TABLE XXI

Question: How much more a month would you be willing to spend on ownership?

	TO	TAL	OF INCOME		
	No.	Pct.	WILLING TO PAY		
ALL RESPONDENTS	800	100%	YEARLY		
AMOUNT WILLING TO PAY:					
ALIONI WILLIAM TO TAIL.					
Less than \$50. per month	139	17	2.3- 3.5%		
\$50 \$100.	164	21	7.0-10.5%		
\$100 \$150.	105	13	11.7-17.4%		
\$150 \$200.	31	4	15.4-23.7%		
\$200 \$250.	52	7	21.0-31.4%		
Over \$250.	2	*	17.0-21.5%		
Nothing	90	11			
Don't know	150	19			
Not stated	67	8			

AVERAGE

# TABLE XXI (cont'd)

	TOT	AL
	No.	Pct.
RESPONDENTS WHO SAID THEY DO NOT INTEND TO BUY THEIR OWN RESIDENCE	554	100%
AMOUNT WILLING TO PAY:		
Less than \$50. per month	125	23
\$50 \$100.	93	17
\$100 \$150.	46	8
\$150 \$200.	8	1
\$200 \$250.	16	3
Over \$250.	1	*
Nothing	90	16
Don't know	113	21
Not stated	62	11

<sup>\*</sup> Less than 1%

	\$20,001. AND OVER	Pct.	100%
	\$20,	No.	109
	\$15,001	Pct.	100%
	\$15,0	No.	128
	\$12,501	Pct.	100%
	\$12,	No.	85
O M E	\$10,001	Pct.	100%
NCOM	\$10,	No.	82
H	\$7,501	Pct.	100%
	\$7,	No.	90
	\$7,500. R UNDER	Pct.	100%
	\$7, OR U	No.	66
	AL	Pot.	100%
	TOT	No	800
			ALL RESPONDENTS
			ALL

	14	28	22	2	6	Н	ເດ	10	9
	15	31	24	22	10	Н	9	11	9
	15	30	22	10	Ø	ı	7	6	m
	19	39	28	13	12	1	2	11	4
	19	28	16	4	9	Н	Ŋ	13	ω
	16	24	14	m	ហ	H	4	11	7
	17	23	0	7	7	ı	9	22	6
	14	19	7	9	9	ı	2	18	7
	32	22	6	1	ന	ı	9	20	ω
	29	20	ω	1	m	ł	2	18	7
	28	6	9	2	4	1	9	26	19
	27	6	9	2	4	ı	9	56	19
	17	21	13	4	7	#:	11	19	ω
	39			31			06	20	
	H	-	rl					Н	
AMOUNT WILLING TO PAY:	Less than \$50. per month	\$50 \$100.	\$100 \$150.	\$150 \$200.	\$200 \$250.	Over \$250.	Nothing	Don't know	Not stated

\* Less than 1%

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	\$20,001. AND OVER	Pct.	100%			1.0- 1.5	3,3-4,5		7.6-10.5	9.8-13.5	12.0-16.5				6.5- 9.0%
	\$20 ANI	No.	109			15	31	24	2		-			9	
	\$15,001	Pct.	100%			1.5- 2.0	4.5- 6.0	7.5-10.0		13.5-18.0	ı				7.5-10.0%
	[\$ \$	No.	128			19				12			11	4	
	\$12,501	Pct.	100%			2.0- 2.4	6.0- 7.2	10.0-12.0	14.0-16.8	18.0-21.6	22.0-26.4				12%
M M	\$ \$\$	No.	85			16	24	14	m	5	-1	4	11	7	
INCOM	\$10,001	Pct.	100%			2.4- 3.0	7.2- 9.0	12.0-15.0	16.8-21.0	21.6-27.0	ı				12.0-15.0%
	\$ \$ \$	No.	82			14	19	7	6 1	9	ı	2	18	7	
	\$7,501	Pct.	100%			3:0- 4.0	9.0-12.0	15.0-20.0	1	27.0-36.0	1				13.5-18.0%
	(0)	No.	90			29	20	8	ł	13	ı	2	18	7	
	\$7,500. OR UNDER	Pct.	100%			4.0-8.0	12.0-24.0	6 20.0-40.0	2 28.0-56.0	4 36.0-72.0	ı				20.0-40.0%
	\$ O	No.	66			27	6	9	2	4	1	9	26	19	
	TOTAL	Pct.	100%			139 2.3- 3.5 27 4.0-	164 7.0-10.5 9 12.0-24.0	105 11.7-17.4	31 15.4-23.7	52 21.0-31.4	2 17.0-21.5				12.4-18.0%
	H	No.	800			139	164	105	31	52	2	90	150	67	r-I
			ALL RESPONDENTS	AMT. WILLING TO PAY:	Less than \$50.	per month	\$50\$100.	\$100\$150.	\$150\$200.	\$200\$250.	Over \$250.	Nothing	Don't know	Not stated	AVERAGE

Averages based on the median of amount willing to pay, projected to a yearly figure and averaged by the high and low possible incomes within each annual income grouping. NOTE:

Calculations based on \$3,750. - \$7,500. for first income grouping and \$20,000. - \$27,500. for final income grouping. NOTE:

207 people refused income and therefore no calculations can be made for them.

## TABLE XXII

Question: Are you aware of various government ownership assistance programmes?

	TOTAL		
	No.	Pct.	
ALL RESPONDENTS	800	100%	
Ontario Government First Home Buyer grants of \$1,500.	671	84	
Federal Grant of \$500. to first time buyers in specific income groups	626	78	
Home Ownership Made Easy (HOME)	526	66	
Assisted Home Ownership Programme (A.H.O.P.)	410	51	
Never heard of any of them	109	14	

## BASIC DATA

	TO	<u>TA1.</u>
	No.	Pct.
ALL RESPONDENTS	800	100%
SEX:		
Male	289	36
Female	511	64
MARITAL STATUS:		
Single	179	22
Married · Widowed/divorced/separated	496 124	62 16
Refused	124	*
FAMILY COMPOSITION:		
Families with children under 6 only	61	8
Families with children 6-12 only	33	4
Families with children 13-17 only Families with children under 6 and 6-12	18 19	2
Families with children under 6 and 13-17	2	*
Families with children 6-12 and 13-17	11	1
Adults only	516	65
Refused	140	18

<sup>\*</sup> Less than 1%

### BASIC DATA (CONT'D)

		TC	TAL
		No.	Pct.
ALL RESPONDENTS		800	100%
MALES:	FAMILY COMPOSITION		
AGES:			
1 - 6 years 6 - 12 years 13 - 18 years 19 - 24 years 25 - 29 years 30 - 34 years 35 - 39 years 40 - 44 years 45 - 49 years 50 - 54 years 55 - 59 years 60 - 64 years 65 - 69 years 70 and over		66 41 31 82 126 99 52 31 24 29 26 27 18 31	8 5 4 10 16 12 7 4 3 4 3 3 2
FEMALES:			
AGES:  1 - 6 years 6 - 12 years 13 - 18 years 19 - 24 years 25 - 29 years 30 - 34 years 35 - 39 years 40 - 44 years 45 - 49 years 50 - 54 years 55 - 59 years 60 - 64 years 65 - 69 years 70 and over		50 37 21 107 145 75 39 39 13 45 29 29 34 51	6 5 3 14 18 9 5 5 2 6 4 4 4 6

NOTE: Total of male/female adds over 800 due to multiple members of respondent's family.

# BASIC DATA (cont'd)

	TO	TAL
	No.	Pct.
ALL RESPONDENTS	800	100%
TOTAL NO. IN FAMILY:		
1 2	195 295	24 37
3	295 85	11
4	63	8
5	17	2
6	5	1 1
Refused	140	17
OCCUPATION OF MALE HEAD OF HOUSEHOLD:		
Professional	80	10
Business Exec./Owner/Manager	76	10
Salespeople	32	4
Clerical - White collar	71	9
Skilled labour	207	26
Unskilled labour	49	6
Pensioned/retired	50	6
Unemployed Armed Forces/Police	8	1 *
Students	3 11	1
Refused	20	3
No male head	193	24
FEMALE WORKS OUTSIDE THE HOME:		
Full time	352	44
Part time	52	6
Not at all	296	37
No female in house	93	12
Refused	7	1

<sup>\*</sup> Less than 1%

### BASIC DATA (CONT'D)

	TO	TAL
	No.	Pct.
FEMALE HEADS OF HOUSEHOLDS WHO WORK OUTSIDE THE HOME	404	100%
OCCUPATION OF FEMALE:		
Professional	54	13
Business Executive/Owner/Manager	20	5
Salespeople	18	4
Clerical - White collar	233	58
Skilled labour	46	11
Unskilled labour	22	6
Unemployed	2	1
Armed Forces/Police	1	*
Students	1	*
Refused	7	2
ALL RESPONDENTS	800	100%
INCOME OF HEAD OF HOUSEHOLD:		
Less than \$5,000.	46	6
\$5,001 \$7,500.	79	10
\$7,501 \$10,000.	109	14
\$10,001 \$12,500.	116	14
\$12,501 \$15,000.	122	15
\$15,001 \$17,500.	59	7
\$17,501 \$20,000.	30	4
\$20,001 \$25,000.	17	2
\$25,001 \$35,000.	11	1
Over \$35,000.	5	1
Refused	206	26

<sup>\*</sup> Less than 1%

# BASIC DATA (CONT'D)

	TOT	AL	WHO % INCE	L NO. HAD A OF REASE RENT
	No.	Pct.	No.	Pct.
ALL RESPONDENTS	800	100%	415	100%
TOTAL ANNUAL FAMILY INCOME:				
Less than \$5,000.	36	4	25	6
\$5,001 \$7,500.	63	8	45	11
\$7,501 \$10,000.	90	11	50	12
\$10,001 \$12,500.	82	. 10	42	10
\$12,501 \$15,000.	85	11	39	10
\$15,001 \$17,500.	64	8	28	7
\$17,501 \$20,000.	64	8	28	7
\$20,001 \$25,000.	71	9	35	8
\$25,001 \$35,000.	23	3	5	1
Over \$35,000.	15	2	9	2
Refused	207	26	109	26

BASIC DATA (CONT'D)

				PE	RCENT	AGE OF	INCR	PERCENTAGE OF INCREASE 0	1 2%			
						D	UNIT T	TYPE				
	TO	TOTAL	BACH	BACHELOR	1 BE	BEDROOM	2 BE	BEDROOM	3 BEI	3 BEDROOM	4 BE	BEDROOM
	No.	Pct.	No.	Pot.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
ALL RESPONDENTS	117	100%	11	100%	49	100%	46	100%	10	100%	pl	100%
TOTAL ANNUAL FAMILY INCOME:												
Less than \$5,000.	80	7	2	18	4	Φ	2	4	i	ı	1	1
\$5,001 \$7,500.	17	14	Ŋ	46	10	21	2	4	ı	í	ı	ŀ
\$7,501 \$10,000.	12	10	2	18	7	14	2	4	Н	10	ł	1
\$10,001 \$12,500.	15	13	ŧ	ŧ	9	12	7	15	2	20	1	1
\$12,501 \$15,000.	10	6	\$	ŧ	5	10	က	7	2	20	ŧ	1
\$15,001 \$17,500.	10	6	ı	1	2	4	4	6	m	30	-	100
\$17,501 \$20,090.	4	m	1	ı	7	4	2	5	1	ı		. 1
\$20,001 \$25,000.	Φ	7	ŧ	ŧ	2	4	9	13	ı	1	1	i
\$25,001 \$35,000.	H	H	ł	1	ı	ŧ		7	ı	ť	ı	ŧ
Over \$35,000.	2	2	1	ı	1	1	H	2	Н	10	i	ı
Refused	30	25	2	18	11	23	16	35	~-1	10	1	ı

		4 BEDROOM	No. Pct.	- 100%	
0%		3 BEDROOM	Pot.	100%	
6 - 1		3 BE	No.	16	
OF INCREASE 6 - 10%	UNIT TYPE	TYPE	2 BEDROOM	Pct.	100% 16
F INC		2 BE	No.	50	
TAGE 0	D	L BEDROOM	Pct.	100%	
ERCEN		1 BE	No.	53	
Δ <sub>1</sub>		BACHELOR	Pct.	100% 53	
		BACH	No.	2	
		TOTAL	Pct.	100%	
		13	No.	124	
			A TO A STANDARD TO A TO A STANDARD TO A TO A STANDARD TO A	ALL RESPONDENTS	

TOTAL ANNUAL FAMILY INCOME:

ı	1	ı	ı		1	ı	1	1	ł	ı
8	i	ì	1	ı	9	1	ı	ì	8	1
1	i	ı	13	9	25	13	9	3	ŧ	37
ì	ı	1	7	H	4	2	ı ři	î	1	9
2	10	16	00	20	9	2	0	ı	4	24
Н	Ŋ	Φ	4	10	m	۳H	4	1	2	12
4	0		6							
2	Ŋ	∞	ιń	5	2	m	m	H	,r=l	18
ŧ	ł	20	20	ı	1	1	1	1	1	09
1	ı	Н	Н	ł	ı	ł.	ł	1	1	m
2	∞	14	10	13	7	72	9	Н	2	32
m	10	17	12	16	6	9	ω	ml	m	39
Less than \$5,000.	\$5,001 \$7,500.	\$7,501 \$10,000.	\$10,001 \$12,500.	\$12,501 \$15,000.	\$15,001 \$17,500.	\$17,501 \$20,000.	\$20,001 \$25,000.	\$25,001 \$35,000.	Over \$35,000.	Refused

				P	RCENT	AGE	INCK	PERCENTAGE OF INCREASE II		& CT		
							UNIT TYPE	YPE				
	TO	TOTAL	BACHELOR	LOR	1 BEI	BEDROOM	2 BED	BEDROOM	3 BEDROOM	ROOM	4 BED	BEDROOM
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
ALL RESPONDENTS	85	100%	2	100%	29	100%	40	100%	14	100%	ŧ	100%
TOTAL ANNUAL FAMILY INCOME:												
Less than \$5,000.	7	ω	H	50	2	17	m	2	1	ŧ	1	ı
\$5,001 \$7,500.	22	9	1	1	m	10	2	гU	ı	1	ı	1
\$7,501 \$10,000.	œ	6		20	က	10	4	10	ı	1	\$	1
\$10,001 \$12,500.	0	11	t	ı	က	11	ហ	E3	H	7	1	ŧ
\$12,501 \$15,000.	7	ω	ı	.1	Н	4	4	10	7	14	ı	ł
\$15,001 \$17,500.	m	4	ŀ	ŧ	-	m	7	ស	1	ſ	1	1
\$17,501 \$20,000.	10	12	ŧ.	1	Ŋ	17	2	ιΩ	m	22	•	1
\$20,001 \$25,000.	ω	6	ł		ı	1	4	10	4	29	ŧ	ı
\$25,001 \$35,000.	Н	П	1	1	1	ı	1	ı	H	7	ı	1
Over \$35,000.	4	ហ	1	1	ŧ	ŧ	ന	ω	H	7	1	ı
Refused	23	27	ı	1	ω	28	e-1	32	7	14	ł	ı

		4 BEDROOM		100%
		4 BI	No	1
20%		3 BEDROOM	Pct.	3 100%
16 -		3 BE	No	ω
PERCENTAGE OF INCREASE 16 - 20%	UNIT TYPE	2 BEDROOM	Pct.	1
OF IN	TIL	2 BE	No.	22
NTAGE	T)	1 BEDROOM	Pct.	800
PERCE		1 BE	No.	20 1
		SACHELOR	Pot.	100%
		ВАСН	No.	Н
		TOTAL	Pct.	100%
		TOT	No.	51
				TESFONDENTS
			במשמ זוג	Odean may

	1		-		ı	1	2	i m	)	i	6
	1	14	, 10	23	14	6	, o	, ,		ı	m
			)								
			20								
	2	ı ru	4	1	H	p-d	7	2	1	1	4
	- 1	1	ı	100	ŧ	- 1	ł	ı	ı	1	1
	ŧ	1	ı	H	ŧ	ı	ı	ł	1	ı	1
	4	15	12	12	ω	9	10	12	1	1	21
	2						2				
											H
ı											
ME:											
INC	.00	.00	.000	,500.	,000,	,500.	,000	.000	.000		
AMILY	\$5,0	\$7,5	\$10,	- \$12	- \$15	- \$17	- \$20	. \$25	\$35	.00	
AL E	than	1	1	01.	01.	01	10	10	01	\$35,0	pe
ANNI	Less than \$5,000.	\$5,001 \$7,500.	\$7,501 \$10,000.	\$10,001 \$12,500.	\$12,501 \$15,000.	\$15,001 \$17,500.	\$17,501 \$20,000.	\$20,001 \$25,000.	\$25,001 \$35,000.	Over \$35,000.	Refused
TOTAL ANNUAL FAMILY INCOME:						0,	O,	VF	O.	0	K
7.1											

12

38

25

		•		PEI	PERCENTAGE OF	SE OF	INCREASE	ASE 21	- 25%	9/0			
		•				IND	UNIT TYPE	E					
	TOTAL		BACHELOR	1	1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	MOON	
	No. F	Pct.	No.	Pot.	No. Pc	Pct. N	No.	Pct.	No. P	Pot.	No.	Pct.	
ALL RESPONDENTS		100%		100%	4 1(	100%	12 1	100%		100%		100%	
TOTAL ANNUAL FAMILY INCOME:													
Less than \$5,000.	Н	9	1	ı	1	1	H	ω	ı	ŧ	1	i	
\$5,001 \$7,500.	2	13	1	ı	1	ı	7	17	1	i	ŧ	1	
\$7,501 \$10,000.	Н	9	1	ı	-	25	ŧ	1	ı	ı	i	ı.	
\$10,001 \$12,500.	ı	t	1	1	1	1	ı	1	ı	1	ı	t	
\$12,501 \$15,000.	1	1	1	ı	ł	i i	ı	ŧ	1	t	i	1	
\$15,001 \$17,500.	m	19	1	1	7	50	Н	$\infty$	ı	ŧ	ŧ	1	
\$17,501 \$20,000.	2	12	ı,	ı	t	í	7	17	ı	ı	ł	i	
\$20,001 \$25,000.	т	19	1	t	Н	25	C4	17	1	1	ŧ	ı	
\$25,001 \$35,000.	8	1	t	1	ı	1	ŧ	1		1	i:	ı	
Over \$35,000.	i	1	ı	ŧ	1	1	ı	ı	ŧ	t	ı	1	
Refused	4	25	ı	i	1	1	4	33	4	ı	\$	1	:

Over \$35,000.

BASIC DATA (CONT'D)

PERCENTAGE OF INCREASE 26 - 30%	UNIT TYPE	TOTAL BACHELOR 1 BEDROOM 2 BEDROOM 4 BEDROOM	No. Pct. No. Pct. No. Pct. No. Pct. No. Pct.	8 100% - 100% 1 100% 5 100% 2 100% - 100%		2 25 1 100 1 20		2 25 2 40	1 12 1 50	1 13 1 20	1	1 12 1 20		1 13 1 50
				ALL RESPONDENTS	TOTAL ANNUAL FAMILY INCOME:	Less than \$5,000.	\$5,001 \$7,500.	\$7,501 \$10,000.	\$10,001 \$12,500.	\$12,501 \$15,000.	\$15,001 \$17,500.	\$17,501 \$20,000.	\$20,001 \$25,000.	\$25,001 \$35,000.

BASIC DATA (CONT'D)

TOTAL BACHELOR 1 BED  14 100% 1 100% 5  14 29 1  1 7 1  1 7 1  2 14 1  1 7 1  1 7 1  2 14 1  1 7 1  2 14 1  1 7 1  2 14 1  2 14 1  2 14 1  3 25 14	BACHELOR  1 100% 1 100% 22 1 100% 29	BACHELOR  1 100% 1 100% 22 1 100% 29	PERCENTAGE OF INCREASE 3  TONIT TYPE  TONI	PERCENTAGE OF INCREASE 31 \$    DACHELOR   1 BEDROOM   2 BEDROOM   3 BE	BACHELOR 1 BEDROOM 2 BEDROOM 3 BEDROOM CL. No. Pct. No. P	PERCENTAGE OF INCREASE 31 % C  TOWIT TYPE  TOWIT TYPE  NO. Pct. No. Pct. No. Pct. No.  1 100% 5 100% 8 100% -  22 1 100% 5 100% 8 100% -  24 50 4 50  7 1 20 4 50  7 1 20 4 50  14 2 25  14  15 100 1 100 1 1 100 1 1 100 1 1 110 1
NO. Pct. 1 100% 1 100%	NO. Pct. 1 100% 1 100%	NO. Pct. 1 100% 1 100%	PERCENTAGE OF INCREASE 3   No.   Pot.	PERCENTAGE OF INCREASE 31 & UNIT TYPE	NIT TYPE   NO.   Pct.   NO.	NIT TYPE   NO.   Pct.   NO.   Pct.   NO.   Pct.   NO.   NO
1 1 01 dP	1 1 01 dP	1 1 01 dP	PERCENTAGE OF INCREASE 3  UNIT TYPE  UNIT TYPE  I BEDROOM 2 BEDROOM  PCt. No. Pct.  No. Pct. No. Pct.  2 40  2 40  1 20  2 25	PERCENTAGE OF INCREASE 31 \$  UNIT TYPE  UNIT TYPE  1 BEDROOM 2 BEDROOM 3 BE  5 100\$ 8 100\$  2 40 4 50  1 20 4 50  1 20 4 50  1 20 4 50  1 20  1 20  1 20  1 1 20  1 20  1 1 20  1 1 20	PERCENTAGE OF INCREASE 31 \$ OR MORE  UNIT TYPE  1 BEDROOM 2 BEDROOM 3 BEDROOM  No. Pct. No. Pct. No. Pct.  2 40 100\$  1 20	No. Pct.   No. Pct.
1 BED NO. 5	1 BEDROOM  No. Pct. 5 100%  1 20  1 20  1 20  1 20  1 20  1 20	I BEDROOM 2 BED ONIT TY I BEDROOM 2 BED No. Pct. No. 1 5 100% 8 1 20 - 4 1 20 - 1		3 BE 3 No. No.	3 BEDROOM No. Pct 100% - 100%	3 BEDROOM 4 No. Pct. No - 100% - 100%
	AGE OF UN PCt. 100%	AGE OF INCR  UNIT TY  ROOM 2 BED  100% 8  4  20 4  20		3 BE 3 No. No.	3 BEDROOM No. Pct 100% - 100%	3 BEDROOM 4 No. Pct. No - 100% - 100%

:011	Research Corp	p.	RENT SURVEY		F-2-75
· sive	survey among	of Elliott apartment dwellers tial. We do not eve you so desire. We	in Metropolitan Tor n have to have your	onto. All re name or tele	sults of this phone number of
1)		, could you tell me Rent	whether you own or  [] Own - RECORD		
	IF RENT, ASK	:			
5)	THE R. L. LANS CO., LANSING MICH. LANSING PROPERTY AND ADDRESS OF THE PARTY OF THE	 present dwelling ty	pe? Is it a(n)		
		Apartment			
		Duplex			
		Townhouse complex			
		Room/boarding house	- RECORD AND DISC	ONTINUE	
		House - RECORD AN	ID DISCONTINUE		
	First of all (READ LIST)	, how would you best	describe the apart	ment unit in	which you live.
	CI	Bachelor []	2 bedrooms	[] 4 bedroo	oms
	ĹJ	l bedroom L]	3 bedrooms	[] Other (s	specify)
	Loes this bu	ilding/complex that	you live in contain	- (READ LIS	ST)
		Less than 6 units	[] 6 units o	or more	
	'culc you pl	ease estimate the ag	ge of this building,	(complex? (RE	EAD LIST)
		Less than 6 months	[] 5 -	10 years	
		6 months to 1 year		20 years	
		1 - 3 years	[] More	than 20 years	5
		3 - 5 years			
	knom do ve√	you pay your rent, o	or in other words, w	who owns the i	building in which
	TO VOY OWITS	NOTE: IF RESPONDENT THE BUILDING SUCH AS INTERVIEW. IF PRIV	S ONTARIO HOUSING, I	ETC., THANK R	OY, OR A GOVERNME ESPONDOVE AND
	II PONYATILE	OWNED BUILDING, ASI	<: 		
	you in a	a controlled rent (1	imited dividend) bu	itaing?	
	[] Yes -	RECORD AND DISCONTI	NUE [] No		
		NOTE: A CONTROLLED SUBSIDISED AND THE O			
	comingful.  you are liv	airly personal quest Would you please t ing in? By basic re king, hydro, cable,	ell me the current nt I mean the rent etc., which you mig	basic monthly you pay exclu ht pay in add	rent for the uniding any extras,
	The Property land	you pay for parking	Vour car? 3		
		you pay for parking [] Indoor OR			

· . /	Oo you pay any extra amounts to the landlord for services? If so, please sperion (INTERVIEWER: IT IS NOT NECESSARY TO RECORD AMOUNTS PAID)  SERVICE
	What other extras do you pay, e.g. hydro, cable, etc. Please specify.
	(INTERVIEWER: IT IS NOT NECESSARY TO RECORD AMOUNTS PAID)
	How long have you been occupying this dwelling?  (Specify months or years or weeks
. )	Are you currently on a lease?  [] YES [] NO - SKIP TO Q. IO.  IF "YES"
(, )	When did you sign your current lease? I.E. How long ago did you sign it?
	What period of time was this lease for when you signed it?  [] 6 months [] 2 years
.17	[] I year [] Other (specify)  Does this lease contain any escalation clauses? [] Yes [] No - SKIP TO Q. ic
;;;	Please specify.
	ASK EVERYONE (INTERVIEWER REFER TO Q. 7)  You have indicated that you have been occupying this apartment for (
u)	What was the basic rent when you moved in? \$
(i)	Have you had any basic rent increases since you moved in?
	[] Yes [] No - GO TO Q. II
( )	How long ago was the last basic rent increase at your present dwelling and what basic rent were you paying before it?
	Length of time from last increase (specify months or years)
	Rent previously paid \$

). o	)	Were there any changes in services for this latest rent change, e.g. hydro or					
		cable included?					
		IF "YES"					
е	)	Please explain:					
	,	Die you have a basic rent increase at your present dwelling before this larest of					
	)	[] Yes [] No - SKIP TO Q. II.					
		IF "YES"					
	,	the first was there between your latest basic rent increase and the G					
1	before it and what basic rent were you paying before this earlier i						
		TIME BETWEEN TWO INCREASES RENT PAID BEFORE EARLIER INCREASE					
		ASK EVERYONE					
;		What will be the term or length of your next lease?					
		[] 6 months [] 2 years [] Don't know					
		[] I year [] 3 years					
		If you remain in your present dwelling what do you anticipate your next basic					
		rent will be?					
		Do you consider the current rent on this unit -					
		Over priced [] Fairly priced . [] Under priced					
		How would you describe the physical condition of the building in terms of cleanliness, maintenance, and service reliability (e.g. heat, elevators, etc.)					
		VERY VERY					
		GOOD GOOD ADEQUATE POOR POOR					
		Cleanliness [] L] []					
		Maintenance [] [] []					
		Service reliability					
		Is this building specified as an adult only building?					
		[] Yes [] No - SKIP TO Q. 16 a)					
	117	Was it an adult-only building when you moved in or has it been converted since you moved in?					
		[] Has been converted					
		HE HAS BEEN CONVERTED:					
		How long ago was it converted?					

. a)	Do you intend to buy your own residence within the next year or two	o? -	
	[] Yes [] No - SKIP TO Q. 16 d)		
	IF "YES"		
6)	When do you intend to buy your own residence?		
		annaggin to come commenter, quar accompanya again, as an o co	BANKSKII KANTINIK YES INGENINI
		Sametille from the country of the South State Co	NOWNELLA TANK BUT I I I I I I
3)	What kind will you buy at that time?		
	[] Single Family House		
	[] Townhouse		
	[] Other (Specify)	and hoder the entire is a se-	
	IF "NO" IN Q. 16. a), ASK:		
d)	Why is it that you do not intend to buy your own residence within	the next	one
	or two years? (PROBE)		
			difficulty to the section of the sec
		MAR-NENSER TO THE OWN AND SHOW A MARKET SET AND	that had a marked all the transport of the second account of the s
		PRESENTING THE CONTRACT SHEET AND ADMINISTRATION OF THE ADMINISTRA	Entrally age film of linear efficiency in
	ASK EVERYONE:		
6	How much more a month would you be willing to spend on ownership?		
	[] Less than \$50. [] \$150 \$200.		
	[] \$50 \$100. [] \$200 \$250.		
	[] \$100 \$150.		
	Are you aware of various government ownership assistance programme	s, e.g.	
	(READ LIST)		NOT
		AWARE	
	nome Ownership Made Easy (HOME)		
	Ontario Government First Home Buyer Grants of \$1,500		and the
	Federal Grant of \$500. to first time buyers in specific income		
	groups		
	Assisted Home Ownership Programme (A.H.O.P.)		

# BASIC DATA

SEX OF RESPONDENT:	] Male LJ Fella	
and the second of the second o	[] Married [] V	Vidowed/divo
THE VICENTIAN CONTROL TONG		
would you please tell me the	age and sex of the members of	your family.
MALE	FEMALE	
1°11' \ L. L.	3	
	common of an extraoreaction conflict and analysis of	
	25 - All All Confidence of the American Confiden	
	The second secon	
	economic electron en establishe electron establishe electron elect	·
OCCUPATION OF MALE HEAD OF H	OUSEHOLD:	
TYPE OF JOB:	TYPE OF COMPANY:	count with 1
does the female head of the	household work outside the hor	me -
[] Full time [] F		at all
OCCUPATION OF FEMALE HEAD OF	HOUSEHOLD:	
TYPE OF JOB:	TYPE OF COMPANY:	
NCOME OF HEAD OF HOUSEHOLD		t the bood
Into which of the tollowing	categories may I place the ir	ncome of the head
household? Type how \$5,200	[] \$12,501 - \$15,000	F7 925,001 1.1 (
5,500	I \$15,001 - \$17,500	ing two.
4 \$.0,000	[] 3:7,501 - \$20,000	
Y 6.71 - \$12,500	[] \$20,001 - \$25,000	
ANNUAL HAMILY INCOME:	, ,	
[] cos than \$5,000	[] \$12,501 - \$15,000	( ) in the second of the secon
[] \$5,001 - \$7,500	[] \$15,001 - \$17,500	( ; / IVEN - » / / IV N
17 57.501 - \$10,000	[] \$17,501 - \$20,000	
[3 5.0,001 - \$12,500	[] \$20,001 - \$25,000	
	- T	L. NO:
	U	ATE:
The state of the s		







